

## Jacumba

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### Key Issues

- Existing infrastructure deficiencies currently limit growth potential
- Majority of future growth is tied to Jacumba Valley Ranch specific plan
- Generally, the community is in favor of additional development to solve their infrastructure issues and revitalize the town center

### Sponsor Group Direction

- The Sponsor Group supports commercial land designated as (C-4) Rural Commercial to reflect the rural character and small scale of their town

### Additional Staff Analysis/ Recommendations

Staff supports Sponsor Group direction to prevent large scale commercial along the main street within the town center area. There is no industrial land proposed for the area.

### ERA Needs Analysis (all numbers in acres)

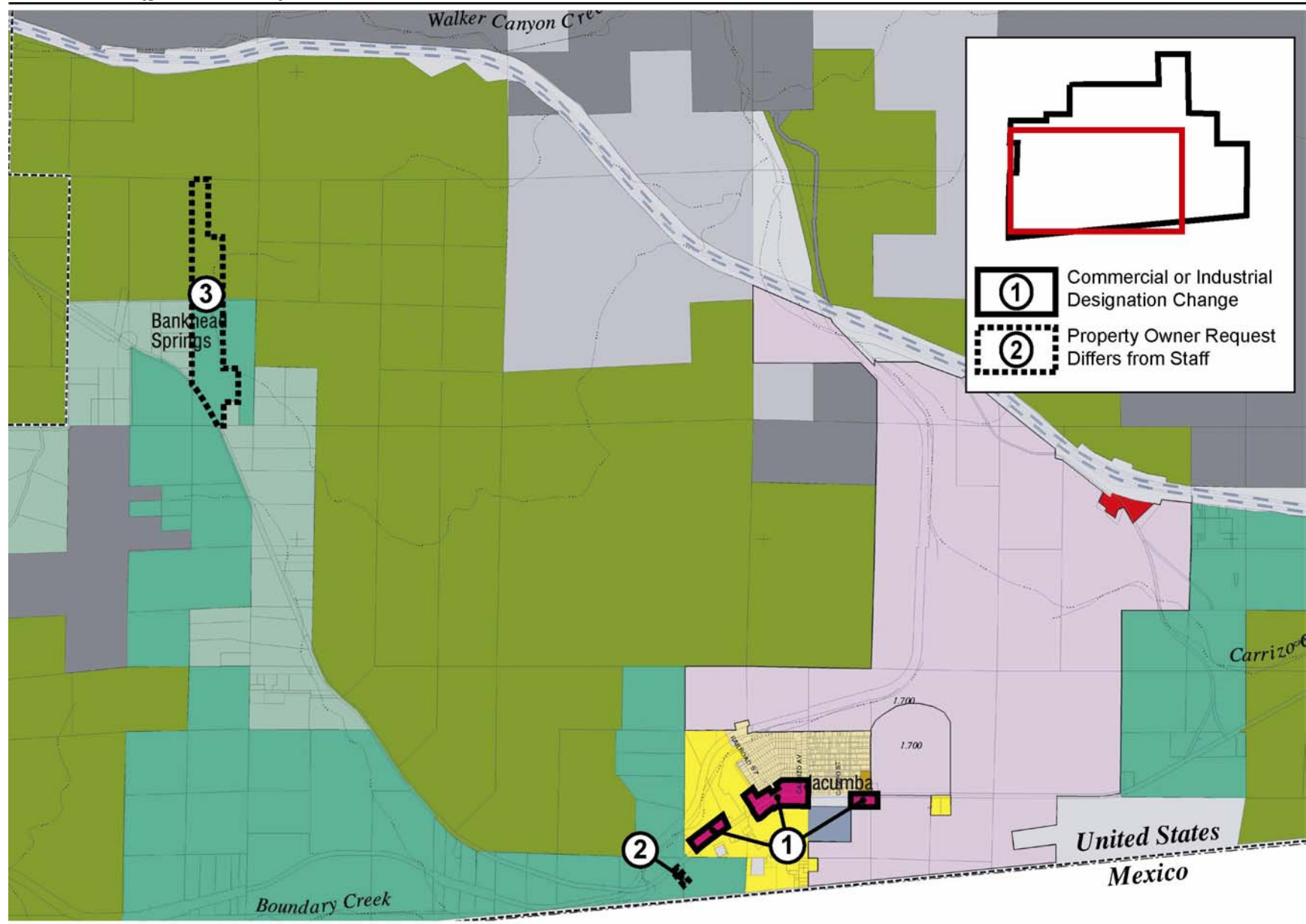
	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	9	47	38	50	41
Industrial <sup>1</sup>	25	226	200	286	261
Office <sup>1</sup>	9	51	42	39	30

<sup>1</sup> Industrial and Office numbers are for the entire Mountain Empire Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

## Jacumba (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 18.4 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Located along main street and within a village center area</li> <li>• An extent and scale consistent with the projected need and supporting infrastructure</li> <li>• Compatible with community character</li> <li>• Designation enhance the town character and prevent large scale commercial to develop in its place</li> <li>• Supports Sponsor Group recommendation</li> </ul>
2	(RL-40) Rural Lands	Recognize existing business	No recommendation submitted	<p><i>Total Area:</i> 1.25 acres</p> <p><i>Current Use:</i> Towing business</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• Existing use is incompatible with surrounding land use</li> <li>• Use is not located in proximity to other commercial or industrial uses</li> <li>• Spot application of an industrial designation</li> </ul>
3	(RL-40) Rural Lands  (RL-80) Rural Lands	Recognize existing business	No recommendation submitted	<p><i>Total Area:</i> 67.41 acres</p> <p><i>Current Use:</i> Dismantling yard and towing business on portion of parcel</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• Existing use is incompatible with surrounding land use</li> <li>• Use is not located in proximity to other commercial or industrial uses</li> <li>• Spot application of an industrial designation</li> </ul>